



72 STREET COMMUNITY COMPLEX

YOUR VOICE, IN ACTION!

# 72 Street Community Complex

Virtual Public Presentation



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## TODAY'S PRESENTER PANEL

- Kevin Pulido – Neighborhood Affairs Division Manager
- Allison Novack – G.O. Bond Program Community Information Manager
- Maria Hernandez – G.O. Bond Program Director
- David Martinez P.E.– Capital Improvement Projects (CIP) Director





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## MEETING PURPOSE

1. Present a project update on the 72 St. Community Complex
2. Detail what the city is looking for, in terms of project design and delivery
3. Discuss next steps – towards a full design with project renderings, and then into the start of construction







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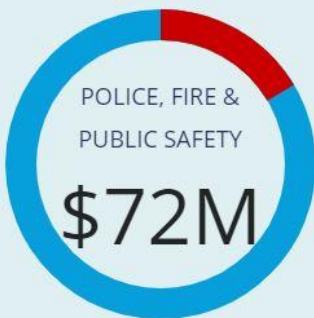
#01

72ND STREET PARK, LIBRARY, & AQUATIC CENTER

\$53.8 MILLION



Build new facility at 72nd Street between Collins Avenue and Harding Avenue that includes new recreational park space, roof-top competition pool, library/media center, fitness gym with running track, and parking garage.



TOTAL  
\$439M





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### #1 72 ST. COMMUNITY COMPLEX

#### Project Details

#### Scope

Build a new community facility at 72 Street between Collins Avenue and Harding Avenue with an Olympic-sized roof-top swimming competition pool, a warm-up pool, a library/media center, a community room, an activated liner, a fitness gym with running track, green space and a multi-level parking garage. NOTE: The total G.O. Bond budget for this project is \$53 million. The first issuance of \$10.8 million is to be spent in Tranche 1 and the remaining \$43 million is to be spent in Tranche 2.

#### Active Phase

Planning

#### G.O. Bond Funding

**Budget:** \$10,800,000

**Encumbered:** \$522,558

**Spent:** \$521,484

**Spent %:** 5%

#### Contact

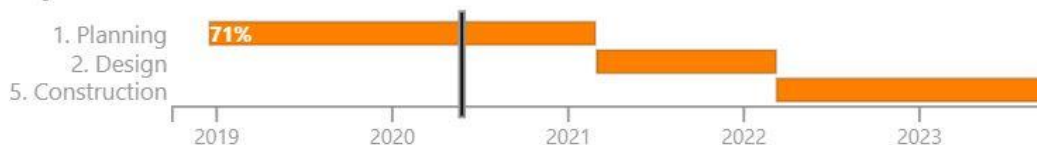
**Department:** Capital Improvement Projects

**Name:** Kevin Pulido

**Email:** <mailto:kevinpulido@miamibeachfl.gov>

**Phone:** (786) 568-6057

#### Project Timeline

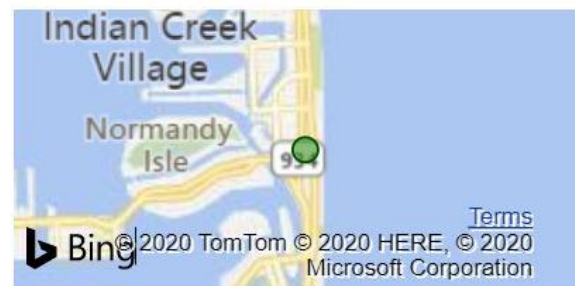


Start Date	Original End Date	Anticipated End Date
12/17/2018	07/27/2023	09/30/2023

#### Update

Development of the Design Criteria Package (DCP) is complete. Commission approval to advertise the Request for Proposal (RFP) for the selection of the Design Builder is scheduled for June. FPL plans for the power line relocation is currently in the permitting phase. Commission approval for the execution of the FPL agreement was approved in the May commission meeting. There a community meeting scheduled for 05/19 to discuss the project progress.

- This project has additional sources of funding
- For additional project details refer to the **PROGRESS REPORT** on this website



Track the most up-to-date project information at:  
[www.GOMBInfo.com/projects](http://www.GOMBInfo.com/projects)

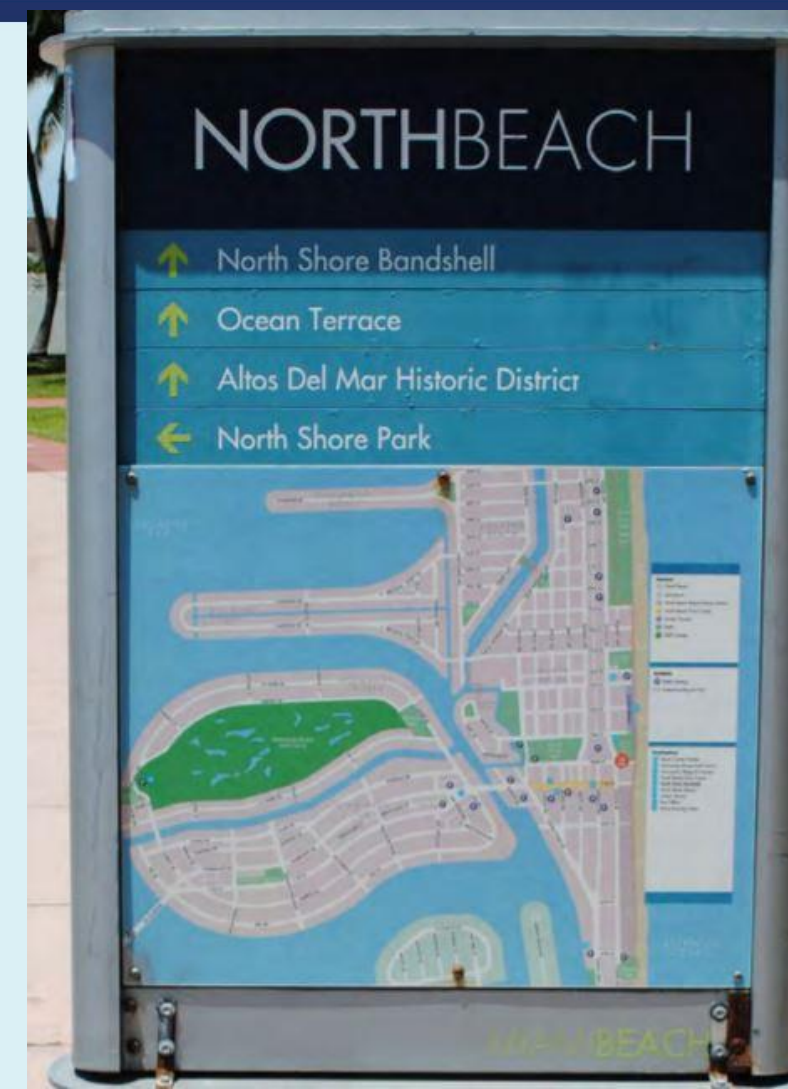


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## THIS PROJECT – A GREAT OPPORTUNITY

- **AREA GROWTH:** Timing construction with city planning and real estate development
- **QUALITY-OF-LIFE:** Improving parks, infrastructure and public safety with G.O. Bond-funded projects
- **THE “NEW NORMAL”:** Designing for the future of public spaces and facilities in a post-pandemic world







## PROJECT SITE

- Located between 72 and 73 Streets, between Collins and Harding Avenues.
- Currently a city-owned parking lot (P-92)
- 167,045 total SF (3.8 acres)
- Neighboring attractions include:
  - North Shore Park & Youth Center
  - North Beach Bandshell
  - Public Beach Access
  - Ocean Terrace District
  - 71 Street Commercial Corridor





# TOTAL PROJECT BUDGET

GOB Funding	\$53.8M
Additional Funding	\$10.6M
<b>Total Project Funding</b>	<b>\$64.4M</b>





## PROJECT DELIVERY – DESIGN-BUILD

- Combines architectural and engineering design services with construction services under one contract
- One single point of responsibility - minimizes city liability
- Determines a final cost to build, and establishes a set schedule for construction





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## PROJECT ELEMENTS



**Competition and  
Multipurpose Pools**



**Commercial and  
Civic Spaces**



**Public Library**



**Parking Garage**



**Active Green Space**



**Jogging Path**



**Fitness Center**



**Community Center**



## PROJECT REQUIREMENTS

- Resiliency and sustainability
- LEED Gold certified building
- 60+ year building lifespan
- Meet base levels for finished floor elevation
- Active green space with multi-purpose fields
- Ocean views that are visible from rooftop facilities
- Two separate rooftop pools
- Fully-equipped locker rooms
- Pedestrian connections to surrounding attractions
- Digital media innovation hub in the public library
- Category-5 resistant security control room
- Art in Public Places



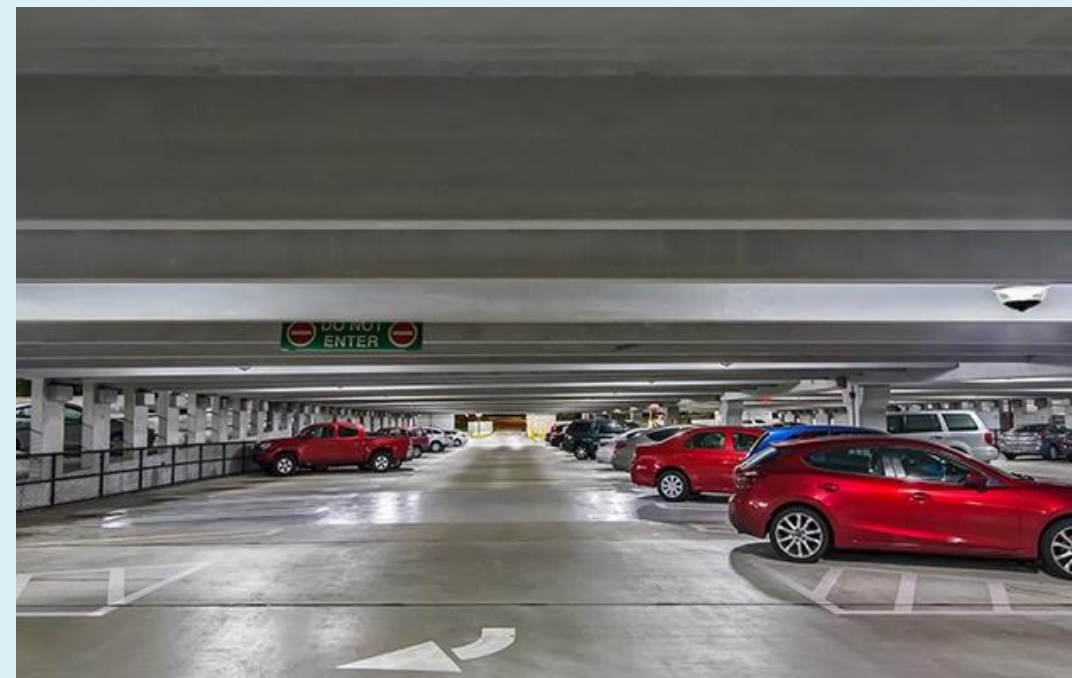


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## PARKING GARAGE CRITERIA SUMMARY

- Primary driveway and loading dock access on 72 Street
- 500 parking spaces, minimum
- Designed with adaptable and convertible infrastructure for the possibility of future alternative non-parking uses
- Covered and non-covered bicycle parking that is free-of-charge to the public
- Electric vehicle (EV) charging stations





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## GROUND FLOOR CRITERIA SUMMARY

### Miami-Dade County Library

- Along Harding Avenue and 72 Street with connection to North Shore Park
- 7,500 SF total
  - Entrance Lobby/Guest Services
  - Young Adults/Children room
  - Main Reading Room/Library Collections
  - Digital Media/Technology and Innovation Lab
  - Staff Office/Lounge Area, and Mechanical

### Commercial/Retail

- Mix use of civic space, retail, restaurants and sidewalk cafés on 72 Street
- 10 ft. minimum pedestrian path around the project perimeter





## ROOFTOP CRITERIA SUMMARY

### Aquatic Center

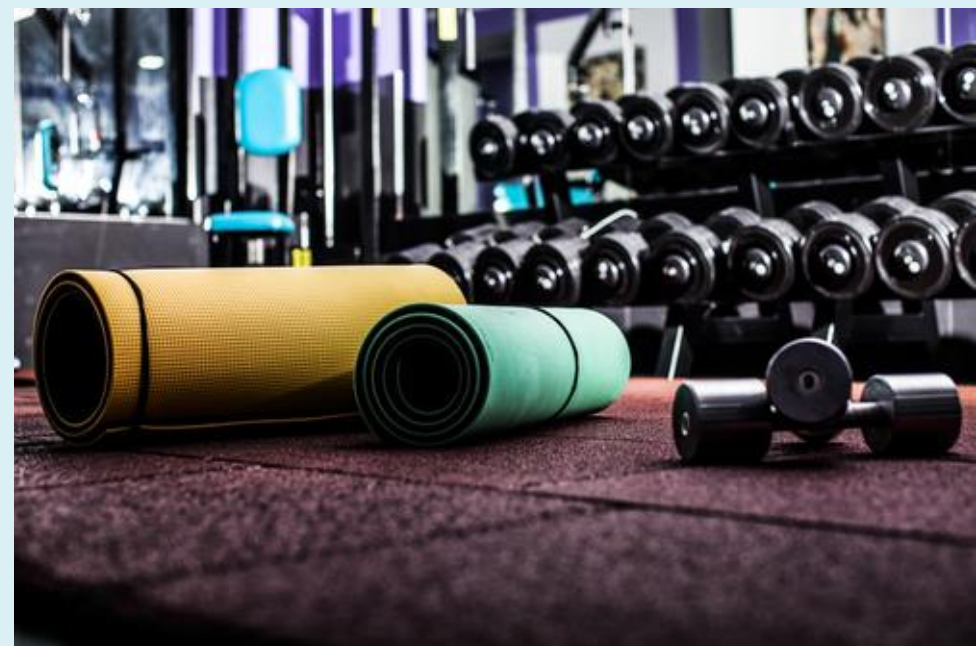
- 50-meter Competition Pool
- 25-meter Multi-Purpose Pool
- Bleacher spectator seating

### Community Center

- Flexible space for meetings/events, with ocean views
- State-of-the-art audio-visual presentation capabilities
- Warming kitchen with elevator and loading dock access

### Fitness Center

- Public, neighborhood-serving and adults-only
- Free weights, cardio, circuit training equipment
- Rooms for group fitness classes (i.e. yoga, spinning)







## AQUATIC CENTER SPECIFICS

### Two separate rooftop pools

- 50-meter x 25-yard competition pool, including two movable walls and a movable floor
- 25-meter multi-purpose pool with zero-entry, six active lap lanes and designated passive water space

### Finishes and features

- Professional competition and sports markings
- An automatic timing system and LED score board
- Designed for multi-use programming: leisure/recreation activity, competition user groups and instructional training programs





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## GREEN SPACE SPECIFICS

- Design-builder to determine ultimate location
- Active green space
- Multi-use fields
- Jogging Path
- Florida-friendly landscaping
- LED lighting

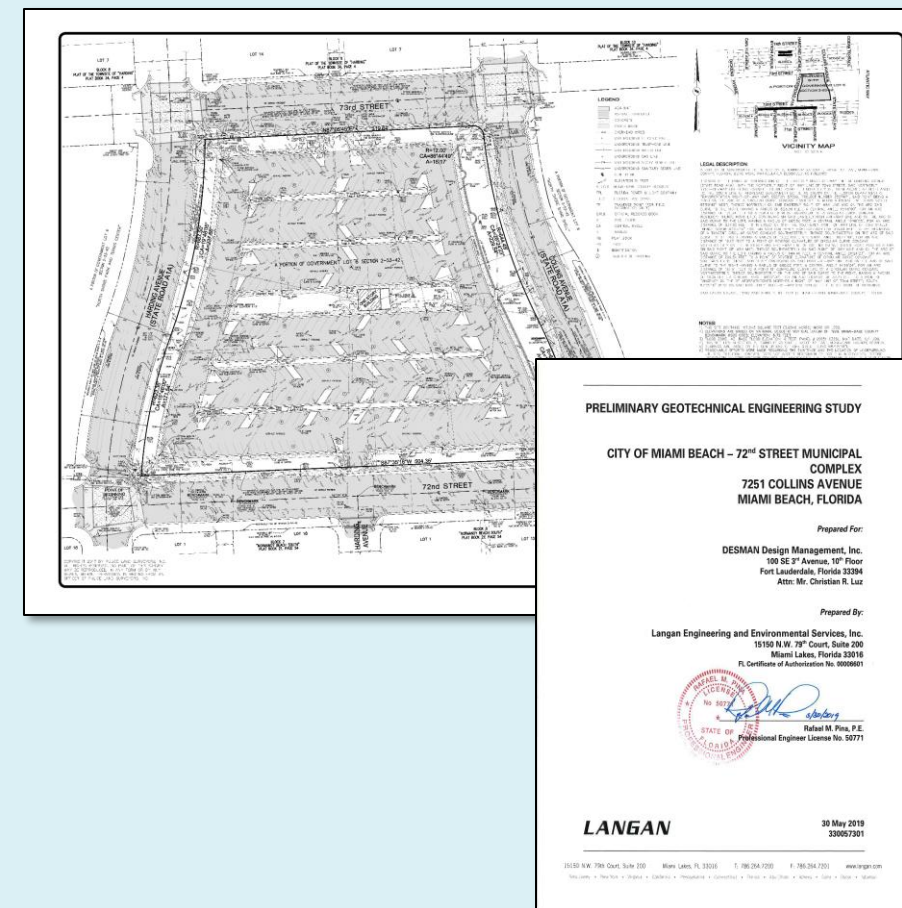






## PROGRESS TO DATE

- G.O. Bond Program approval
- Development of the design criteria and program requirements for the project
- Program coordination and input from City Departments
- Coordination with FPL for the relocation of the existing power lines
- Topographic Boundary and Underground Survey
- Geotechnical Report
- Preliminary Environmental Site Assessment
- Groundwater Assessment
- Asbestos Screening
- Coordination and program definition with Miami Dade County Library
- Preparation of the Request for Proposal for the selection of the Design Build Firm







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## REQUEST FOR PROPOSAL (RFP) Phase I - Experience & Qualification

The RFP will be advertised to:

- Design-Build Firms consisting of general contractors and design teams that meet the required experience and qualifications

An Evaluation Committee will:

- Consist of 7 members, including community representatives
- Rank the Design-Build Firms through an evaluation process established in the RFP

City Manager will recommend a shortlist of proposers to move to Phase II





## REQUEST FOR PROPOSAL (RFP)

### Phase II - Technical Proposal

The shortlisted Design-Build Firms will submit Technical Proposals inclusive of:

- Preliminary drawings providing the conceptual design of the project with floor plans, building sections, building elevations and renderings
- Implementation approach for program elements
- Project schedule for design, permitting and construction phases
- Guaranteed Maximum Price

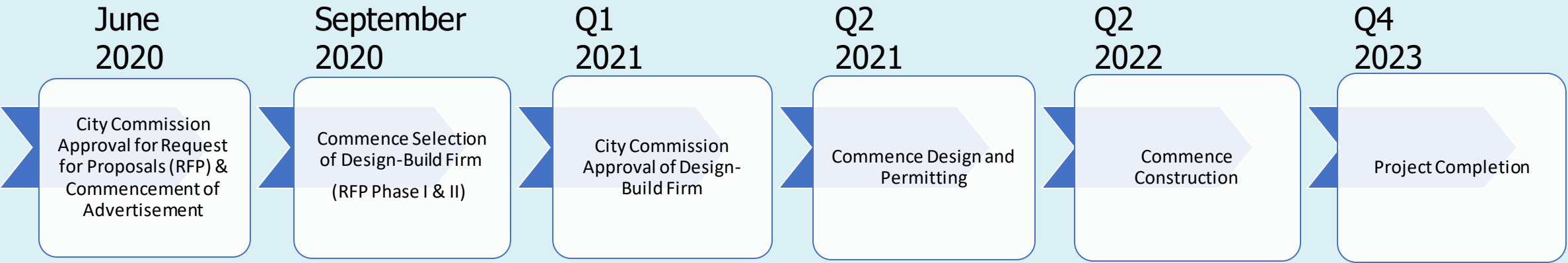
The Evaluation Committee will rank proposals through a review process established in the Request For Proposal (RFP)

City Manager will consider the ranking and recommend a Design-Build Firm to the City Commission for approval





TIMELINE







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## MORE INFORMATION

Contact: Kevin Pulido  
786.568.6051  
KevinPulido@miamibeachfl.gov

To find this presentation, and the full Design Criteria Package, please visit: <http://www.miamibeachfl.gov/city-hall/cip/active-projects/other/72-street-community-complex/>

*\*Note: the DCP will be made available at the above link by Friday, May 22.*





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# QUESTIONS FROM THE PUBLIC

Visit [www.GOMBInfo.com](http://www.GOMBInfo.com) for information on the G.O. Bond Program.